JLR No.: 32627-000
Revision: 0

December 23, 2024

Assessment of Adequacy of Public Services

3043 Dunning Road

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

Value through service and commitment

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1.0 Introduction

1.1 Site Description and Background

J.L. Richards & Associates Limited (JLR) has been retained by Robert Laplante and Laplante Poultry Farms Ltd to prepare this Assessment of Adequacy of Public Services (AAPS) in support of a Zoning By-law Amendment (ZBLA) application for the property located at 3043 Dunning Road, Sarsfield Ontario. The proposal requires a Zoning By-law Amendment (ZBLA) to recognize an abattoir as a permitted agricultural-related use. However, the proposed development primarily involves interior conversions of an existing building with no proposed changes to the existing lot line setbacks. The subject property is located in the east end of rural Ottawa, in proximity to the Village of Sarsfield, Ontario.

Laplante, the Owner of both Laplante Poultry Farms Ltd and the subject property, also owns the two adjacent lots south of 3043 Dunning Road for poultry farming operations and the owner's residence. However, the subject ZBLA application only applies to Part 1 (PIN: 145420120).

The subject property is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. It is located in Area D Rural in the east end of Ottawa, as shown on Zoning By-law Schedule 1. The property is located near the intersection of Highway 28 and Highway 35, about two (2) kilometres north-west of the Village of Sarsfield.

The proposed development will consist of the implementation of an interior conversion of an existing poultry barn into a poultry processing facility (abattoir).

1.2 Existing Infrastructure

A review of existing information was carried out in the vicinity of the site. Available information has been included in Appendix A and B. Based on the review of the available information, the following infrastructure has been identified to on or adjacent to site:

Stormwater Conveyance:

- There are on-site ditches on both the north and south property lines abutting other lands owned by the applicant averaging about 300mm in depth which outlet to the Jules Potvin Municipal Drain, which abuts the eastern property limit. A small catchment area along the site frontage outlets to the Dunning Roadside ditch. Where access lanes cross the on-site ditching, runoff is conveyed via culverts.

Water Supply:

- An existing agricultural and livestock supply well located at the northwest corner of the poultry facility currently services the site.

Wastewater Conveyance:

- No on-site conveyance of wastewater currently exists.

1.3 Municipal Design Guidelines

This AAPS and functional-level drawings were prepared in support of the Application for ZBLA in accordance with the following:

Ottawa Sewer Design Guidelines (October 2012) complete with the latest Technical Bulletins current at the time of preparation of this report.

1.4 Pre-Consultation, Permits and Approvals

Stage 1 and Stage 2 pre-consultation meetings were held between JLR and the City of Ottawa on September 5, 2023, and subsequently on March 13, 2024, respectively (refer to Appendix D for a copy of the pre-consultation Feedback Forms).

Once the AAPS Report is approved under the ZBLA, the redevelopment of the above-referenced property will be subject to the municipal Site Plan control approval process with the City of Ottawa. Consultation with the Ministry of Environment, Conservation and Parks (MECP) is recommended to determine with the Ministry whether an Environmental Compliance Approval (ECA) is required for the site.

2.0 Functional Servicing

2.1 Water Servicing

The subject property is not serviced by municipal water as it is not available on the Dunning Road's frontage. Consequently, the existing agricultural and livestock supply well, located at the northwest corner of the poultry facility, that is currently servicing the operation and will remain operational to support the proposed usage as demonstrated by the hydrogeological report. As a result, there is no new water supply infrastructure proposed as part of development.

Suitability of the existing supply well for quality and quantity is documented in the hydrogeological report prepared by Gemtec (GEMTEC Project: 10017.056) and provided under separate cover.

Fire Protection measures would be evaluated by the owner's mechanical engineer as part of the refit.

2.2 Wastewater Servicing

2.2.1 Septic Design

A Class IV Conventional Sewage Design System / draft septic design plan has been produced by Kollard Associates Engineers. The proposed system is sized to accommodate the proposed abattoir and is provided under separate cover (Refer to Appendix A).

2.2.2 Non-agricultural Source Material (NASM) Facility

2.2.2.1 Background

Non-Agricultural Source Material (NASM) is governed by “The Nutrient Management Act” and is administered by both the Ontario Ministry of Food, Agriculture and Rural Affairs (OMAFRA) and the Ministry of Environment and Climate Change (MECP) subject to the requirements of O.Reg 267/03.

NASM plans must be prepared by a certified NASM plan developer and comply with the above legislative requirements. Refer to Appendix A for a letter summarizing these requirements to the City of Ottawa. The NASM being applied to agricultural land is for the chicken processing wastewater. The Owner, Laplante Poultry farms, currently has an existing chicken processing plant located in Monkland, Township of North Stormont which has a NASM approval to receive, store and apply NASM on the land and also has an on-site sewage system for chicken processing wastewater.

2.2.2.2 Proposed NASM Facility

Laplante Poultry farms intends to continue operating the Monkland facility until the proposed refit is complete at 3043 Dunning Rd.

Once the new facility is operational, it is proposed that a liquid NASM facility be constructed at the adjacent property at 3105 Dunning Rd with chicken processing wastewater being piped to the new facility from 3043 Dunning Rd (refer to storage overview map in Appendix C).

The new NASM facility would need to be approved by OMAFRA through a NASM plan amendment with an updated Engineering Requirement Form to oversee the design and construction of any piping from the refitted chicken processing plant to the proposed NASM facility.

Another option for the chicken processing wastewater is to haul off-site to another existing NASM facility; however, not preferred. Final provisions for NASM to be confirmed ahead of the new processing facility being operational.

3.0 Grading and Drainage

The development application consists of a refit of the existing poultry barn into an abattoir. Since there are no exterior changes in grade, a formal grading and drainage plan is not required as per the City of Ottawa Site Servicing Terms of Reference (ToR) and pre-consultation feedback.

Updates to the surface topography are proposed for the raised septic bed as part of the Sewage System Design Plan prepared by Kollaard (refer to Appendix B). Changes in grade proposed by Kollard are not anticipated to increase imperviousness nor runoff as it will remain as a landscaped area, nor alter drainage paths to existing outlets.

4.0 Peak Flow Assessment

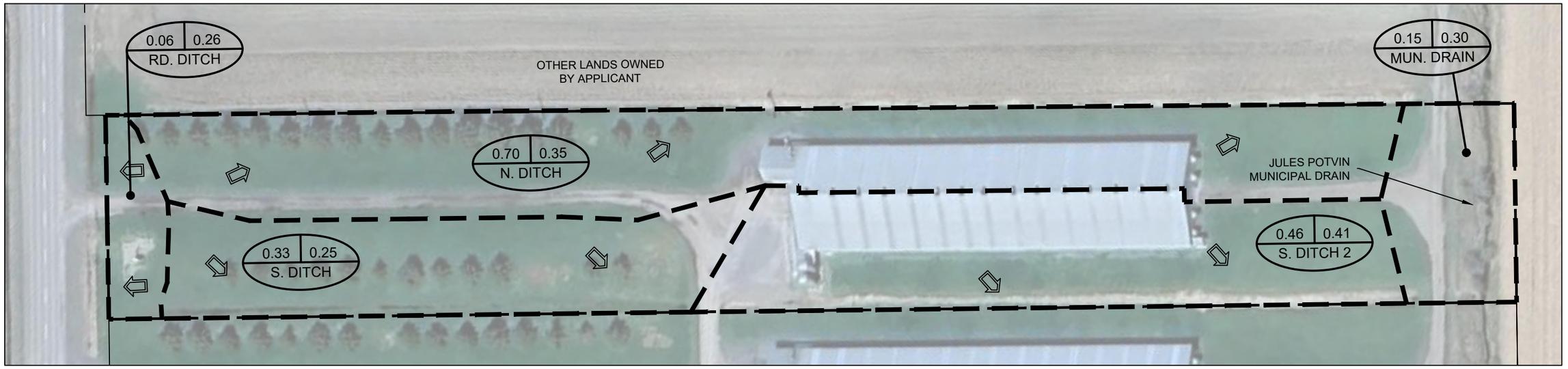
4.1 General

This AAPS Report has been prepared based on pre-consultation meeting notes prepared for Meeting No. 2. As noted in Section 3.0, this project will not necessitate a formal grading plan given that minor grading will be proposed for the Septic System Design and no major changes to grading is being proposed except with the expansion of gravel turning radii at the property's entrance at Dunning Road. Consequently, the proposed disturbed area on private property associated with the gravel turning lanes is ±25 m^2 in total at a C-Factor of 0.7 over a total site area of 17,034 m^2. Thus, the additional gravel turning lane accounts for ±0.15% of the project site's area which is negligible as most of the radii expansion is off-site along the Municipal right-of-way.

In light of the above, a peak flow assessment was completed to quantify the peak flows under both pre- and post-development conditions to identify the increase in flows. Given that there is a drainage divide close to Dunning Road, the peak flow assessment was completed for: i) the Jules Potvin Municipal Drain, and for ii) Dunning Road's ditch.

Table 4-1 – Area Breakdown

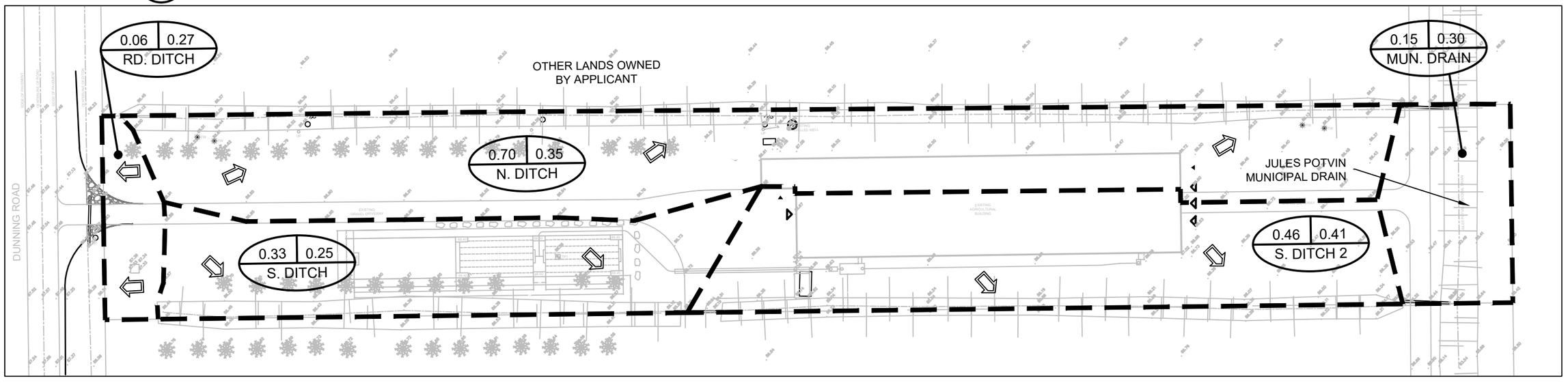
Type of Area	Area (m^2)
Road Ditch	630
South Ditch	3,336
North Ditch	7,026
South Ditch 2	4,580
Municipal Drain	1,462
Total =	17,034



01
FIG 1

PRE-DEVELOPMENT
DRAINAGE PLAN

SCALE: 1:1000



02
FIG 1

POST-DEVELOPMENT
DRAINAGE PLAN

SCALE: 1:1000

PROJECT:

LAPLANTE POULTRY FARMS LTD

3043 DUNNING ROAD, OTTAWA, ONTARIO

DRAWING:

PRE AND POST DEVELOPMENT DRAINAGE FIGURE

www.jlrichards.ca

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

DESIGN:	NQ
DRAWN:	NQ
CHECKED:	GF / SP
JLR #:	32627-000

DRAWING #:

FIG. 1

File Location: P:\32000\32627-000 - 3043 Dunning Road Due Diligence\06-Production\01-Civil\Figures\32627 P STORM DRAINAGE FIGURE.dwg

PLOT DATE: December 3, 2024 8:01:23 AM

4.2 Pre-Development Condition

The pre-development peak flow was calculated under both the 1:2-year and 1:100-year events based on the drainage areas and runoff coefficients shown on FIG. 1. Given the internal drainage divide, the pre-development calculations were completed for both the Jules Potvin Municipal Drain and Dunning Road catchments.

The pre-development peak flows under both 1:2-year and 1:100-year are presented in the table below (refer to Appendix E for the Excel Design Sheet).

Table 4-2: Calculated Peak Flows – Pre-Development Condition

Storm Outlet	Area (m2)	1:2yr Peak Flow (L/s)	1:100-year Peak Flow (L/s)
Jules Potvin Municipal Drain	16,404	119.8	278.5
Dunning Rd Ditch	630	3.5	8.1

4.3 Post-Development Condition

The post-development peak flows were carried out under both the 1:2-year and 1:100-year and based on the drainage areas and runoff coefficients displayed on FIG. 1. As noted in Section 4.2, the calculations were completed for both the Jules Potvin Municipal Drain and Dunning Road catchments.

The post-development peak flows under both 1:2-year and 1:100-year are presented in the table below (refer to Appendix E for the Excel Design Sheet).

Table 4-3: Calculated Peak Flows - Post-Development Condition

Storm Outlet	Area (m2)	1:2-year Peak Flow (L/s)	1:100-year Peak Flow (L/s)
Jules Potvin Municipal Drain	16,404	119.8	278.5
Dunning Rd Ditch	630	3.6	8.4

4.4 Assessment of Peak Flows

The peak flow summarized in Table 4-2 and 4-3 were reviewed for both catchments to assess the increase, if applicable.

Jules Potvin Municipal Drain

The area tributary to the Jules Potvin Municipal Drain amounts to 16,404 m^2 over the overall project area of 17,034 m^2. Thus, this catchment area represents 96% of the overall project area.

As shown in the above noted Table, the post-development peak flows remain to the pre-development levels for both the 1:2-year and 1:100-year events as there are no increase in imperviousness for the area draining to the Jules Potvin Municipal Drain which is 96% of the project area (refer to Appendix E for peak flow calculations). Therefore, the proposed development will not result in any increase in peak flows.

Dunning Road Ditch

As previously noted, modifications to the private approach from Dunning Rd were identified consisting of increased radii at the entrance to meet the ZBLA.

A minor increase in imperviousness area is being proposed (25 m^2) over the overall project area of 17,034 m^2, which amounts to ±0.15% of the overall project area.

Based on the peak flow calculations for the Dunning Road catchment (Appendix E), an increase in peak flow of 0.1 L/s and 0.3 L/s was estimated under the 1:2-year and 1:100-year, respectively. These peak flow increases represent a 3.8% percent increase for both storm events, which is deemed negligible as this flow discharges directly in a drainage ditch along the Dunning Road which will also receive flow from the turning lanes included on the municipal ROW.

Considering the no peak flow increase to the Jules Potvin Municipal Drian which represents the majority of the site (96%) and the peak flow increase of 3.8% for the area draining to the Dunning Road ditch (Appendix E), no stormwater management is being proposed as the peak flow increase is marginal. As such, the calculations in Appendix E show an increase of 0.1 L/s and 0.3 L/s under the 1:2-year and 1:100-year, respectively. Any measures implemented at the entrance would not be practical to reduce the peak flows by 0.1 L/s and 0.3 L/s under the 1:2-year and 1:100-year, respectively.

4.5 Summary and Conclusions

A peak flow assessment was carried out to assess any peak flow increase resulting from this propose development. The calculations showed that under the post-development condition, peak flows will remain to pre-development levels for the Jules Potvin Municipal Drain, representing 96% of the Site. In light of the assessment, no stormwater measures are warranted.

Similarly, the peak flow assessment carried out for the Dunning Road catchment has shown an increase in peak flows in the order of 0.1 L/s and 0.3 L/s under the 1:2-year and 1:100-year, respectively. In light of these results, no stormwater management measures are proposed as it would not be practical to implement measures to reduce peak flows by 0.1 L/s and 0.3 L/s under the 1:2-year and 1:100-year, respectively.

This report has been prepared by J.L. Richards & Associates Limited for Laplante Poultry Farm Limited's exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Steve Picken, C.Tech.
Civil Technician

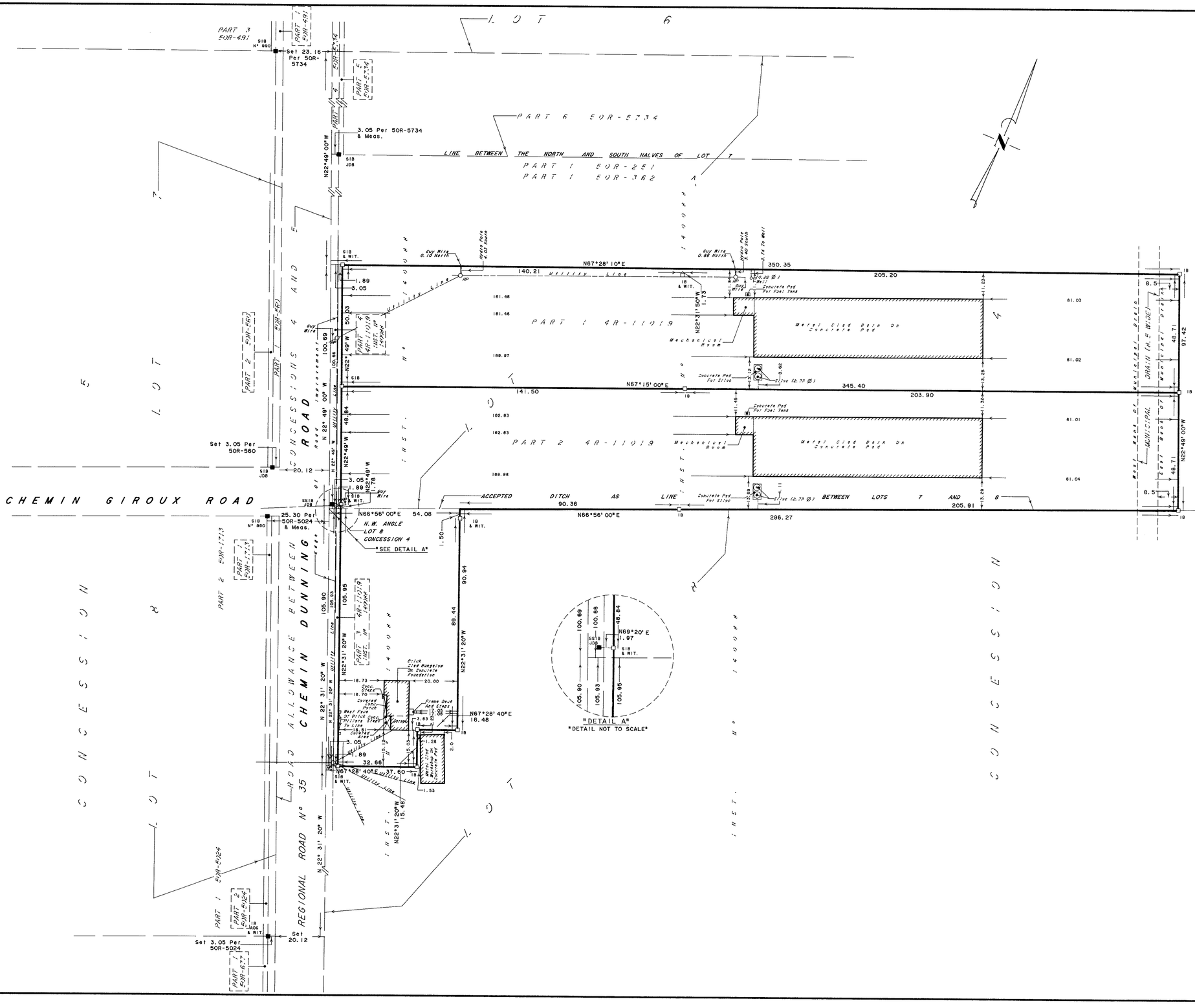
Reviewed by:

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

Appendix A

Survey

INDEX : CUM-4-7-3



SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF

PART 1 AND 2, PLAN 4R-11019 BEING PART OF LOTS 7 AND 8 CONCESSION 4 TOWNSHIP OF CUMBERLAND

FORMERLY IN THE COUNTY OF RUSSELL, NOW IN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

1995

SURVEYED BY: DENIS DUTRISAC, O.L.S.
SCALE 1 : 750

0 10 20 30 50 metres

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

1) THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 OF THE SURVEYOR'S REAL PROPERTY REPORT, WRITTEN BY D. DUTRISAC, O.L.S., AND DATED 1st FEBRUARY, 1995.

2) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

3) ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PER PLAN 4R-11019, WHICH WAS DONE IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 27th DAY OF JANUARY, 1995.

1st FEBRUARY, 1995
DATE

DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR (25mm X 120cm)
IB	DENOTES	IRON BAR (16mm X 60cm)
SSIB	DENOTES	SHORT STANDARD IRON BAR (25mm X 60cm)
SU	DENOTES	SOURCE UNKNOWN
WIT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
INST. N°	DENOTES	INSTRUMENT NUMBER
CON.	DENOTES	CONCESSION
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
Conc.	DENOTES	CONCRETE
HP	DENOTES	HYDRO POLE
Ø	DENOTES	DIAMETER
℄	DENOTES	CENTERLINE
JDB	DENOTES	J.D. BARNES LIMITED.
AOG	DENOTES	ANNIS, O'SULLIVAN & VOLLEBEKK ONTARIO LAND SURVEYORS

REFERENCE BEARING:

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE LINE BETWEEN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON 3rd ORDER CONTROL NETWORK MONUMENTS 064920502 AND 064920503, IT HAVING A BEARING OF N71°55'59"E AND ARE REFFERED TO THE CENTRAL MERIDIAN 76°30'W LONGITUDE.

NOTE: NOT FOR REGISTRATION PURPOSES

* This is not an original copy unless embossed with surveyor's seal*

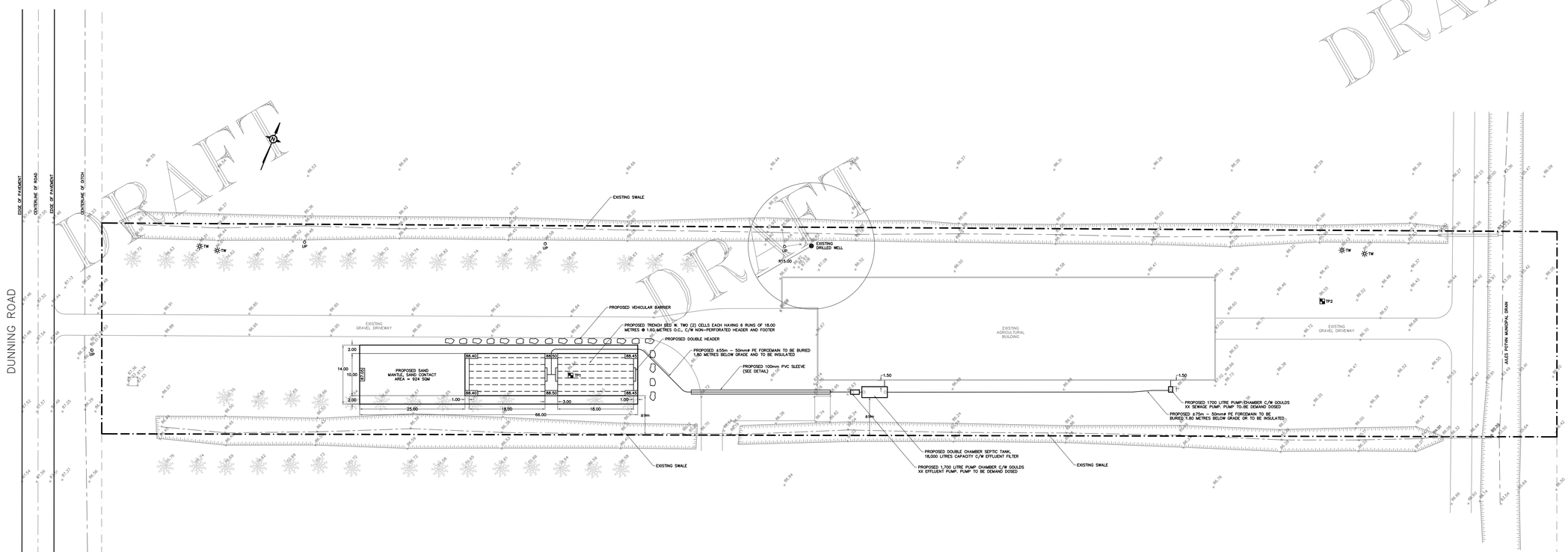
DUTRISAC & JOHNSON INC.
ONTARIO LAND SURVEYORS

ROCKLAND
PHONE: (613) 446-7101
FAX: (613) 446-7102

CORNWALL
PHONE: (613) 936-9292
FAX: (613) 933-1267

Appendix B

Sewage System Design Plan and
Topographic Survey



CONSTRUCTION NOTES:

No.	REVISION	DATE	BY

Kollaard Associates
Engineers
210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0
(613) 860-0923
FAX (613) 258-0475
www.kollaard.ca
info@kollaard.ca

STAMP

DESIGN	PV
CHECKED	KL
DRAWN	PV
CHECKED	KL
APPROVED	KL

3043 DUNNING ROAD,
R.PLAN 4R-11019, PART 1
LOT 7 & 8, CONC 4
CUMBERLAND, CITY OF OTTAWA

LAPLANTE POULTRY FARMS

SEWAGE SYSTEM DESIGN

PROJECT No.	240054
DRAWING No.	240054-SD
DATE	JUL 2024
SCALE	1:500

Appendix C

NASM Information

NATURAIDE

May 16, 2024

Re: Robert Laplante NASM Plan approval for 3105 Dunning Rd, Sarsfield, ON K0A 3E0

It is our understanding that the City of Ottawa's preference is to have the approval for the proposed NASM facility on the applicant's adjacent property (3105 Dunning Road) changed to receive processing wastewater from 3043 Dunning Road prior to a Zoning By-law Amendment Approval.

However, for operational reasons, this cannot be completed as requested by the City. The following is an explanation on the NASM approval process and how it relates to the operation of the existing and proposed chicken processing facilities.

Mr. Laplante currently has an existing chicken processing plant located in Monkland, Township of North Stormont. At present the chicken processing wastewater from the Monkland site is stored and treated onsite through an on-site sewage system which is subject to an ECA (0751-BP3SCT).

Recently, Mr. Laplante has applied for and received a NASM approval from OMAFRA (60908) under Ontario Regulation 267/03, as amended, *Nutrient Management Act* receive, store and apply NASM on the land. The approval included the agricultural operation, the NASM Plan Area, and the materials. An NASM Plan amendment approval was recently granted by OMAFRA.

The approval sets out conditions on the storage of the NASM product (chicken processing wastewater) and the application of the NASM product on the land. One of the conditions in the NASM approval under Schedule A requires that only NASM that is identified in the Approvals Submission may be received at the operation.

As part of the Approvals Submission, the application was to receive, store and apply NASM from the Monkland facility. This was strategically done in order to provide a source of NASM for land application on the farm located at 3105 Dunning Road, while also providing an alternative location for the NASM product to be stored, thereby reducing the wastewater being sent to the existing on-site sewage system.

It is Mr. Laplante's intention to continue to run the Monkland operation while he seeks the appropriate approvals from the City under the *Planning Act* and during the conversion of the existing poultry barn to a chicken processing plant. It is also Mr. Laplante's intention to continue to operate the Monkland facility until the proposed chicken processing plant at 3043 Dunning Road is ready for operation.

After operation, any washwater transfer system from the proposed chicken processing plant at 3043 Dunning Road to a proposed 243 foot diameter by 19 foot depth liquid NASM storage at 3105 Dunning Rd would need to be approved by OMAFRA through a NASM Plan amendment and updated Engineering Requirement Form outlining the duties required by a professional engineer to oversee the design and construction of any transfer pipes from the facility to the NASM storage.

Under the existing NASM approval, the Monkland site must be listed in the approval for the entire duration that NASM product from the Monkland site is expected to be received, stored and applied to the land. Mr. Laplante cannot change the approval to receive NASM from the site at 3043 Dunning Road until the processing plant at 3043 Dunning Road is ready to be operational. Any change in the approval

prior to this point would risk the operation of the Monkland site and the ability to receive NASM for land application at the farm located at 3105 Dunning Road.

It is Mr. Laplante's full intention to apply for an NASM Plan amendment approval once the chicken processing plant at 3043 Dunning Road is operational.

Required Approvals

NASM (Non-agricultural source material) Approval

NASM approval is required for the site at 3105 Dunning Road to receive, store, or apply NASM to the land. The NASM approval is under Ontario Regulation 267/03, as amended made pursuant to the Nutrient Management Act, 2002.

As part of the NASM approval process, the NASM is categorized into three different categories. Wastewater from a chicken processing plant is category 3 and has specific on-farm storage and land application standards specific to that category including solids content, odour potential, metal levels and pathogen content which must be met.

The proposed chicken plan qualifies under the odour category of OC2. NASM that is to be stored at an agricultural operation more than 24 hours before land application must be kept in either a NASM storage facility that meets the requirements of O.Reg 267/03 or a structure approved under the Environmental Protection Act.

NASM plans must be prepared by a certified NASM plan developer and must comply with the nutrient management regulation and the nutrient management protocol, the NASM odour guide and the sampling and analysis protocol.

The Nutrient Management Act is administered by both OMAFRA and MECP (Ministry of Environment, Conservation, Parks). OMAFRA is the approval authority for NASM under O.Reg 267/03. However, it is MECP who enforces compliance with O.Reg 267/03.

As part of the NASM approval, the Ontario Ministry of Environment must be notified of the application of NASM on the land prior to the spreading occurring. Under O.Reg 267/03, there are specific sampling requirements for NASM that must be met. The NASM approval is also limited to a specific rate of application.

The actual handling of NASM or transportation of NASM from the owner or owner's representative of the farm operation receiving the NASM does not require any additional approvals. Only if the NASM is being transported by a party that is not the owner or owner's representative of the farm operation receiving the NASM, then the party must have an appropriate Environmental Compliance Approval (ECA) or be registered as a waste transportation system under the Environmental Activity Sector Registry (EASR) regulation, O.Reg. 351/12. Category 3 NASM can only be transported to an agricultural operation that has a valid NASM plan prepared by a certified NASM plan developer.

Please contact me if you require additional information.

Regards,

Hugh Metcalfe
Owner, Naturaide and Certified NASM Planner, NASM22880

Laplante Poultry Farms Ltd - Proposed liquid NASM storage site map

Farm Name
Laplante Poultry Farms Ltd

911 Location
3105 Dunning Rd
Sarsfield, ON K0A 3E0

Upper Tier Municipality

Lower Tier Municipality
CITY OF OTTAWA

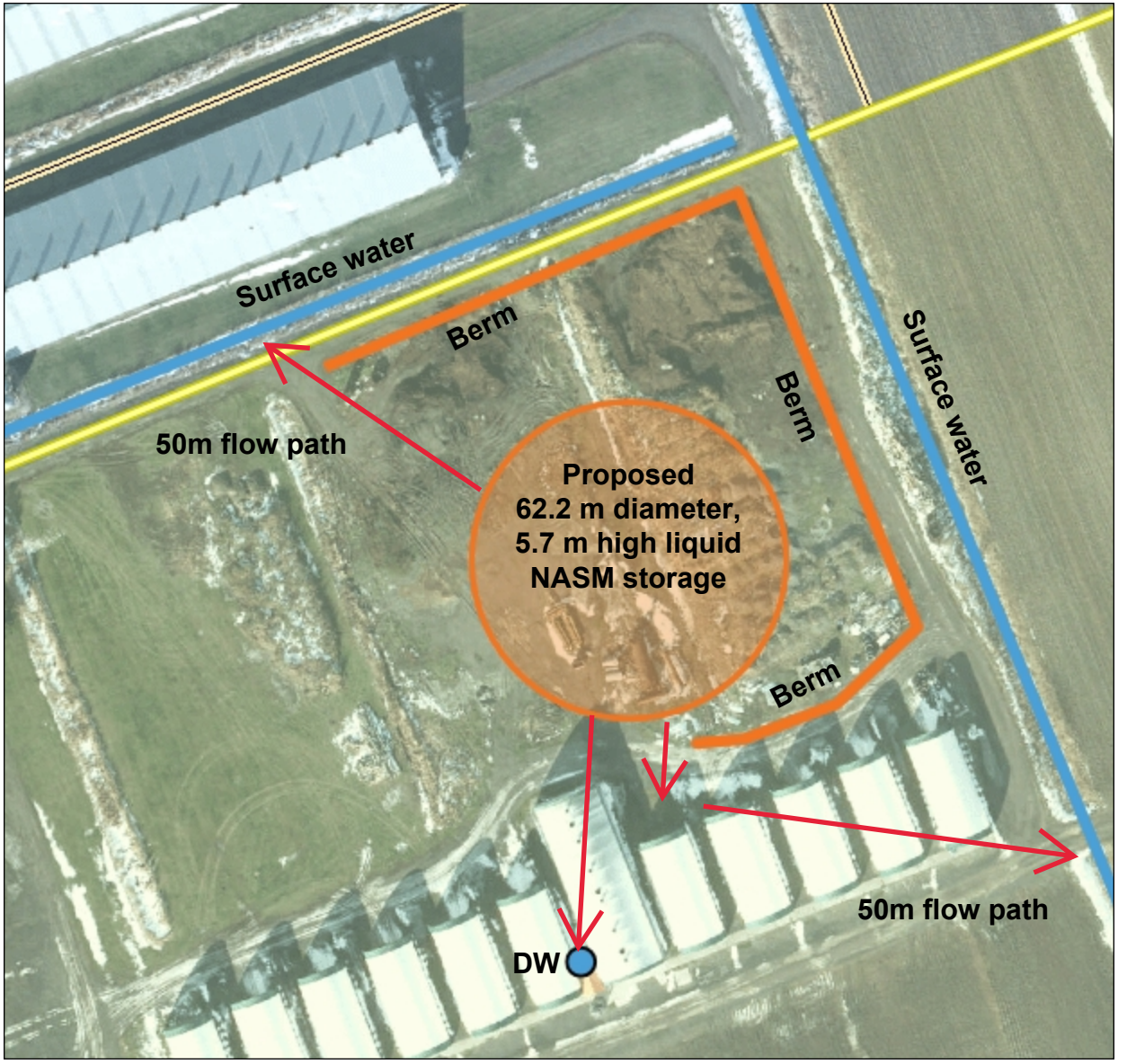
Geotownship
CUMBERLAND

Roll Number	061450010128100
Lot	8
Concession	4

Notes DW = Drilled well, >15m from storage

- Berm installation required to increase flow path from surface water

Drilled Wells	Yes
Other Wells	None within regulated distance of nutrient storage
Municipal Wells	None within regulated distance of nutrient storage
Surface Water	Yes
Tile Inlets	None within regulated distance of nutrient storage



0 0.1 km

N

Map Created : 8/31/2023

Map Center: 45.45326 N, -75.36483 W

Ontario

Appendix D

Pre-Consultation Feedback Forms

File No.: PC2023-0212

J.L. Richards and Associates Limited
Via email: jbatchelor@jlrichards.ca

Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 3043 Dunning Road

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on September 5, 2023.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☒	3 ☐	4 ☐	5 ☐

One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. Please proceed to complete a Phase 2 Pre-consultation Application Form and submit it together with the necessary studies and/or plans to planningcirculations@ottawa.ca.

2. In your subsequent pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

3. Please note, if your development proposal changes significantly in scope, design, or density before the Phase 3 pre-consultation, you may be required to complete or repeat the Phase 2 pre-consultation process.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

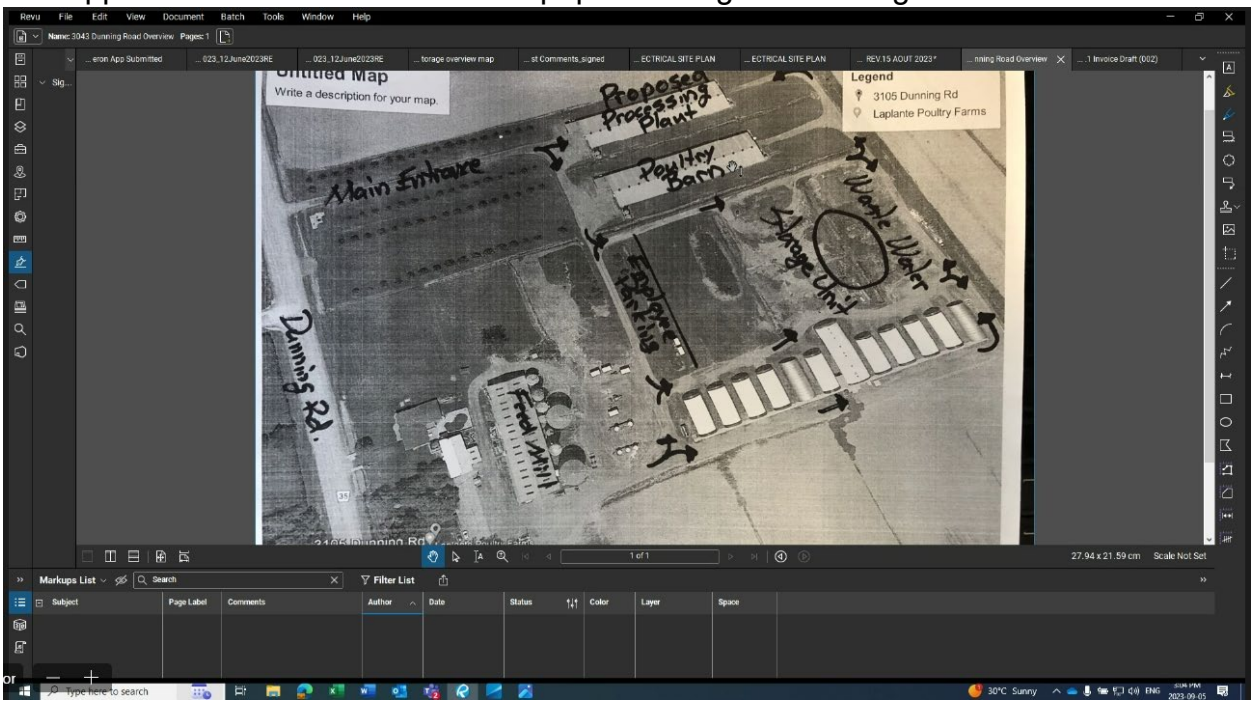
   a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

General

1. The applicant shared the follow concept plan during the meeting:



Planning

Comments:

1. The subject site is designated Agricultural Resource Area by Schedule B9 of the Official Plan. The intent of this designation is to protect prime agricultural lands for long-term use, support diversification of farming operations to increase local supply of goods and services, and to protect farmland from uses that would impede productive farming.

2. The Zoning By-law Interpretation team has confirmed the proposed chicken processing plant is considered Heavy Industrial by the Zoning By-law. A Zoning By-law Amendment will be required to permit the use.

3. The required Site Plan Control application is applicable to all properties involved in the proposed development. As of right now, the drive aisles, parking, services, and potentially stormwater expand across 3 properties.

a. It is strongly recommended to contain all necessary parking and services to one property, or alternatively allow the 3 properties to merge on title. It appears that there is sufficient room along the front of the building and along the sides of the drive aisle on 3043 Dunning Road to support the necessary parking.

4. The Zoning By-law Amendment application will have to clearly define how each property will be involved in the proposed development. It is ultimately the applicant's responsibly to propose the new zone. However, based on the current proposal, it is anticipated that 3043 Dunning Road will have to be rezoned to permit heavy industrial and part of 3105 Dunning Road will have to be rezoned to permit a parking lot and wastewater area servicing the chicken processing plant on 3043. It is strongly recommended that the parking and services be moved to 3043 Dunning Road.

5. Easements are required for any drive aisles or fire routes that cross property lines.

6. For the Site Plan, please ensure the proposed/current uses for each building and area are clearly labelled for each property involved in the Site Plan Control application (i.e. services, parking, storage for processing plant, poultry barn, agriculture, or any other proposed or current use)

7. We strongly recommend additional trees along the front lot line, any parking areas, and any outdoor employee amenity areas. This will provide additional screening from the public road, contribute to the city's overall canopy coverage targets, and reduce the urban heat island effect.

8. A Planning Rationale is required for the Zoning By-law Amendment and must demonstrate how the proposed rezoning and use is appropriate for the Official Plan designation and Provincial Policy Statement.

9. I strongly recommend looking into building code requirements to convert the structure from agriculture to heavy industrial as soon as possible. It is anticipated that required changes to things such as fire suppression and water storage will impact the site design.

10. Please confirm the proposed development and waste water lagoon adhere to all MDS requirements.

Feel free to contact Sean Harrigan, File Lead, for follow-up questions.

Urban Design

Comments:

11. This proposal does not run along or does not meet the threshold in one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the Urban Design Brief and providing design direction.

12. Comments related to design:

    a. This proposal does not have any design implications.

    b. We recommend the proposal investigate additional landscaping opportunities, particularly adjacent to the front lot line.

    c. The landscape plan requested can be combined with the site plan provided.

    d. An Urban Design Brief is a required submittal for re-zoning and site plan applications. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided.

        i. **Note. The Urban Design Brief submittal should have a section which addresses these pre-consultation comments.**

Feel free to contact Christopher Moise, Urban Design, for follow-up questions.

Engineering

Comments:

13. A **Site Servicing Study** will be required with the Zoning By-law Amendment and Site Plan Control application. This report should be completed exceeding the minimum requirements laid out in the Site Servicing Study Terms of Reference. The report will serve to address how the design of the site complies with City design guidelines and Official Plan policies, among other evaluation criteria noted in the Terms of Reference. The Official Plan, which receives authority through the Planning Act, identifies in Policy 6, section 2.2.3, that flooding is the costliest type of natural disaster in Canada. The risks of not implementing stormwater management practices could include damage to property, infrastructure, contamination of drinking water sources, and affecting people's safety, finances, physical and mental health. The City looks to lessen these risks by reviewing development to ensure

stormwater management practices are being implemented, infrastructure is resilient to future climate conditions, including extreme weather events, and using low impact development where feasible to manage smaller, infrequent events. The study forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents.

a. The quantity criteria will be that the 100-yr post development peak flow rate must match the 2-year pre-development peak flow rate. The pre-development condition will be considered the site prior to installation of the proposed parking areas and wastewater lagoon, or equivalent SWM/storage facility. As part of complete site plan control applications, whether development or redevelopment, must identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management postulated in policy 6, section 4.7.1 of the Official Plan.

b. The pre-development runoff coefficient or a maximum equivalent ‘C’ of 0.5, whichever is less as described in the Sewer Design Guidelines, Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02, section 8.3.7.3.

c. A calculated time of concentration cannot be less than 10 minutes as described in section 5.1.4 of the Sewer Design Guidelines.

d. The Jules Potvin Municipal Drain crosses the site and the appropriate setbacks must be contemplated based on the engineer’s report for the drain. Should any modifications to the drain be proposed, they must follow the procedure set out by the Municipal Drainage staff.

e. The water quality control should be an enhanced level treatment, 80% long term suspended sediment removal, as per the Beckett’s Creek Subwatershed Study. Reporting of TSS removal shall be extensive and if peer reviewed and

published papers are relied on for conclusions, the conclusions shall be patently clear and the report shall show overwhelming agreement.

f. Runoff will need to be conveyed to a legal and sufficient outlet. If it is proposed to discharge storm water to the existing ditches in the ROW, the ditches will need to be shown to provide continuous flow to an outlet. This comment is sourced from the Official Plan which notes in policy 8, section 4.7.1, that proof of legal and sufficient outlet for proposed stormwater management and drainage systems will be required as a condition of Site Plan Control.

g. Low Impact Development (LID) is to be implemented as per the bulletin from the former MOECC (now MECP) titled Expectations RE: Stormwater Management released in February 2015. The Official Plan defines LID as a stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that minimize runoff through distributed, small scale structural practices that mimic natural or predevelopment hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. These practices can effectively remove nutrients, pathogens and metals from runoff, and they reduce the volume and intensity of stormwater flows. The City has released a document titled ‘Low Impact Development Technical Guidance Report – Implementation in Areas with Potential Hydrogeological Constraints’ which aids sites which may have constraints such as low permeability or high groundwater.

14. Background Studies

a. The site is within the Beckett’s Creek Subwatershed Study area and the reporting should contemplate and detail concurrence with the contents and recommendations of the report.

i. Stormwater management solutions should consider the impacts on the overall hydrologic cycle with a focus on maintaining, or improving, the components of the water budget.

ii. Development setbacks from surface water features shall be determined following the policies in Section 4.9.3 of the Official Plan.

15. Grading and Drainage

a. A **Grading and Drainage Plan** will be required identifying the existing and proposed drainage patterns and their relationship with the surface runoff control. As part of a complete Site Plan Control application, the Grading and Drainage Plan should identify and implement site, grading, building, and servicing design measures to protect new development from flooding as per policy 6, section 4.7.1 of the Official Plan. The plan forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List, provided with the feedback documents.

i. The Plan should have a note that references the horizontal and vertical datums that were used and tied into to complete the project. The drawing should also make reference (on the face of the plan) to a site benchmark that can be used by anyone with a level to carry out checks on the particular project.

16. Hydrogeological and Terrain Analysis requirements

a. A **Hydrogeological and Terrain Analysis** will be required for the Zoning By-law Amendment and Site Plan Control application to establish that there is an adequate quantity and quality of groundwater to support the proposed development(s). The requirements for the Hydrogeological and Terrain Analysis Report are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines, Section 7.0 for Zoning amendments and 5.0 for Site Plans. The study forms part of the requirements for Site Plan Control applications noted in the Studies and Plan Identification List,

provided with the feedback documents. The Official Plan section 4.7.2 requires that as part of a complete application where development is on the basis of private services, sufficient information must be provided with the application to assess the likelihood that;

a. Sufficient quantity of groundwater exists on site to service the development, and

b. The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines, including the City's Hydrogeological and Terrain Analysis Guidelines, and

c. The operation of the on-site wastewater system on the lot will not adversely impact the wells of neighboring properties.

b. Note that the expected groundwater in this area has potential to be poor quality and moderate yield.

c. A supply well will have to be drilled and tested to confirm water quantity and quality suitability prior to site plan approval based on section 5.1 of the Hydrogeological and Terrain Analysis Guidelines, March 2021. Support must be provided for the pump test rate; which should be the maximum day rate. The pumping rate should consider the actual use, as well as any uses permitted under the proposed Heavy Industrial zoning. A site-specific exception may be required should the well not produce sufficient quantity to support all uses under the proposed zoning. No MECP well records were found for this address. Some research has been completed on Poultry water demand and estimated 3.5 – 10 gal/per animal processed.

d. The parameters of water quality that will be tested will be the "subdivision suite" known to local well testing companies, as well as trace metals and VOCs. Requirements are outlined in the City of Ottawa Hydrogeological and Terrain Analysis Guidelines, section 5.2.4. The report should also

provide an assessment of adjacent land uses and concerns and determine if any other parameters need to be tested (e.g. petroleum hydrocarbons, etc.).

e. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the existing or proposed well(s).

f. Technical consultation with the hydrogeological report reviewer can be accommodated, please contact the assigned Infrastructure Project Manager to schedule a technical pre-consultation review prior to commencing site work, as desired. The hydrogeological consultant should have conducted background review and provide a work plan prior to the meeting.

g. A **Septic System Impact Assessment** must be completed as part of the Hydrogeological and Terrain Analysis Report, as per the City's Hydrogeological and Terrain Analysis Report Guidelines and MECP Guideline D-5-4, please refer to the HGTA for the predictive assessment for commercial/industrial developments (not residential developments). The sewage system design must be submitted with the application.

h. Note that compact gravel will be considered impermeable in the septic impact assessment unless accompanied by field testing to confirm infiltration rates.

i. If the expected sewage daily design flow is 10,000 L/d or less, the septic permit from the Ottawa Septic System Office must be issued prior to Site Plan Approval being granted.

j. If the sewage design flow from sewage systems exceeds 10,000 L/d, a Reasonable Use Assessment must accompany the application to the City. Sewage systems with design flows exceeding 10,000 L/d require the

issuance of an Environmental Compliance Approval (ECA) from the MECP prior to Site Plan Approval being granted.

k. Since this application is a site plan (not lot creation or zoning) septic treatment (i.e. tertiary treatment with nitrate dilution) may be considered as part of the septic impact assessment calculations. A system certified though NSF or BNQ should be recommended.

l. Bollards, or other means of preventing vehicle access, will need to be provided between areas with vehicle access and the proposed septic system(s).

17. Construction constraints

a. The wastes generated as a part of this proposal may impact the siting of existing or proposed servicing. Liquid or solid waste transfer facilities, septic systems, etc. are considered sources of contamination and would require setbacks from the wells according to O.Reg. 903 – Wells Regulation and surface water features following section 4.9.3 of the Official Plan.

b. At this stage, construction constraints may be applicable, but the proposed work is unclear.

18. An MECP Environmental Compliance Approval may be required for the proposed development. For information on whether an ECA or a NASM Plan, under the NMA, is required for the site, contact the ministry district/area office responsible for the area in which the site is located.

a. As noted in the meeting, ECAs are typically required where stormwater management facilities are designed to serve more than one lot of parcel of land, which should be investigated by the project team.

19. Environmental Site Assessment

a. Phase One and Two Environmental Site Assessments (ESAs) are required for Site Plan Control applications to ensure that development only takes place on sites where the environmental conditions are suitable for the proposed use in accordance with provincial legislation and regulations. A Phase One ESA is required for this application type, but in this case, a submission of a detailed resources and background review (see Terms of Reference for Resources/Background) can be submitted for review to the satisfaction of the City, to determine if a full Phase One ESA is warranted.

20. Site Lighting

a. Exterior site lighting will require certification by a licensed professional engineer confirming the design complies with the following:

b. The location of the fixtures, fixture type (make, model, part number and the mounting height) must be shown on one of the approved plans.

i. Lighting must be designed only using fixtures that meet the criteria for Full Cut-off classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES), and

ii. It must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 foot-candle is normally the maximum allowable spillage.

Feel free to contact Travis Smith, Infrastructure Project Manager, for follow-up questions.

Noise

Comments:

21. Noise study not required.

Feel free to contact Josiane Gervais, TPM, for follow-up questions.

Transportation

The following comments apply to a zoning bylaw amendment application:

22. A TIA is not required.

23. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

    a. See Schedule C16 of the Official Plan.

    b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

The following comments apply to a Site Plan application:

24. A TIA is not required.

25. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

    c. See Schedule C16 of the Official Plan.

    d. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

26. As the proposed site is industrial and for general public use, AODA legislation applies.

    e. Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.

    f. Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required).

    g. Please consider using the City's Accessibility Design Standards, which provide a summary of AODA requirements. https://ottawa.ca/en/city-hall/creating-equal-inclusive-and-diverse-city/accessibility-services/accessibility-design-standards-features#accessibility-design-standards

27. Show all details of the roads abutting the site; include such items as pavement markings, accesses, etc.

28. Ensure site access meets the City's Private Approach Bylaw.

29. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.

30. Turning movement diagrams required for internal movements (loading areas, garbage).

31. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment and Trees

Comments:

32. The watercourse running along the eastern edge of the site (the Jules Potyin Drain) is a protected natural feature whose presence near the proposed development triggers the requirement for an Environmental Impact Study (EIS).

33. With regard to the conversion of the existing building to a processing facility, the EIS should investigate how any changes to the activities and processes on site may affect the ecological function of the protected feature. That includes activities inside the building as well as alterations to local transportation, waste disposal, noise, air pollutants, and other matters that may change as a result of the modified and intensified use on site.

34. The placement of the liquid waste lagoon in such close proximity to the protected features is also a point of concern. I understand that there will be substantial engineering interventions to ensure that the contents of the lagoon remain where they should. However, given the possibility of environmental harm that may come as a result if the lagoon fails in any way, a section of the EIS should provide an overview of the design and protective measures.

35. The watercourse itself is subject to a 30m setback that must be observed. Any additional tree plantings, either along the frontage of the site or between the rear-lot roads and watercourse, would be appreciated.

Feel free to contact Mark Elliot, Environmental Planner for follow-up questions.

Parkland

36. Parkland Dedication:

    a. The amount of parkland dedication required is to be calculated as per the City of Ottawa Parkland Dedication By-law No. 2022-280.

b. The proposal presented at the pre-consultation meeting included a change from agriculture use to heavy industrial use as defined in the Zoning By-law. The conveyance of parkland requirement for an industrial development is 2% of the gross land area.

c. Please note that the park comments are preliminary and will be finalized (and subject to change) upon receipt of the development application and any requested supporting documentation. Additionally, if the proposed land use changes, then the parkland dedication requirement will be re-evaluated accordingly.

37. Form of Parkland Dedication:

a. PFP will be requesting **cash-in-lieu of parkland** in accordance with the Parkland Dedication By-law.

38. General Comments:

a. Please note that Parks and Facilities Planning undertook a legislated replacement of the Parkland Dedication By-law, with the new by-law approved by City Council on August 31, 2022. To ensure you are aware of parkland dedication requirements for your proposed development, we encourage you to familiarize yourself with the staff report and By-Law that were approved by Council on August 31, 2022.

b. Other Parkland Dedication By-law sections that may be relevant to this application:

i. Section 11 (2) of the Parkland Dedication By-law states that “No conveyance of land or payment of cash-in-lieu under this by-law is required in the case of development or redevelopment of:

1. agricultural use and agricultural-related uses as defined in the Zoning By-law”

ii. Section 11 (3) of the Parkland Dedication By-law states that “No conveyance of land or payment of cash-in-lieu under this by-law is required for:

1. a change of use from commercial or industrial to another commercial or industrial use, or for the alteration of an existing building where there is no net increase in gross floor area resulting in a change of use from commercial or industrial to another commercial or industrial use.”

Feel free to contact Warren Bedford, Parks Planner, for follow-up questions.

Conservation Authority

Comments:

39. Natural Hazards

    a. There are no known natural hazards associated with the property. There is a watercourse along the rear property line (Jules Potvin Drain). A flood analysis has not been completed for this part of the watershed and the potential for flooding is unknown.

    b. If development of the site increases drainage to the watercourse, a technical review of the stormwater management design may be completed by South Nation Conservation to ensure no negative impacts.

40. Conservation Authority Regulations

    a. South Nation Conservation (SNC) implements O.Reg 170/06. Any interference with a watercourse may require a permit under the regulation and restrictions may apply.

Feel free to contact James Holland, South Nation Conservation Authority, for follow-up questions.

Other

41. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design. The HPDS was passed by Council on April 13, 2022.

    a. At this time, the HPDS is not in effect and Council has referred the 2023 HPDS Update Report back to staff with direction to bring forward an updated report to Committee with recommendations for revised phasing timelines, resource requirements and associated amendments to the Site Plan Control By-law by no later than Q1 2024.

    b. Please refer to the HPDS information attached and ottawa.ca/HPDS for more information.

Submission Requirements and Fees

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
2. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,
Sean Harrigan

cc.
Travis Smith
Kevin Hall
Jeffery Ostafichuk
Warren Bedford
Mark Elliot
Christopher Moise
Josiane Gervais
Urban Design

FileNo.: PC2024-0063

DRAFTCOMMENTS

J.L.RichardsandAssociatesLimited
Viaemail: jbatchelor@jlrichards.ca

Subject: Phase2Pre -Consultation:MeetingFeedback
Proposed ZoningBy -lawAmendment& SitePlanControl Application – 3043Dunning Road

Pleasefindbelow informationregardingnextstepsaswellas consolidatedcomments fromtheabove -notedpre -consultationmeetingheldon March13,2024 .

Pre-ConsultationPreliminaryAssessment

1 ☐	**2** ☐	**3** ☐	**4** ☐	**5** ☒

One(1)indicatesthatconsiderablemajorrevisionsarerequiredwhilefive(5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessmentispurelyadvisoryanddoesnotconsidertechnicalaspectsoftheproposal orinanywayguaranteeapplicationapproval.

NextSteps

1. A reviewofthematerialssubmittedfortheabove -notedpre -consultationhasbeen undertakenandstaffaresatisfiedthattheinformationisconsistentwithprevious directionprovidedandsufficienttomovetoaPhase3pre -consultation.

2. Pleasenotethat ifyourdevelopmentproposalchangessignificantlyinscope, design,ordensitybetweenthePhase2pre -consultationreviewandPhase3pre - consultationsubmission,youmayberequiredtorepeatthePhase2pre - consultationprocess.

3. In yourPhase3p re-consultationsubmission,pleaseensurethatallcommentsor issuesdetailedhereinareaddressed.Adetailedcoverletterstatinghoweachissue hasbeenaddressedmustbeincludedwiththesubmissionmaterials.Please coordinatethenumberingofyourr esponseswithinthecoverletterwiththecomment number(s)herein

SupportingInformationandMaterialRequirements

1. Theattached **StudyandPlanIdentificationList** outlinestheinformationand materialthathasbeenfurtheridentifiedand/orconfirmed,du ringthisphaseofpre - consultation,as <u>required</u> (R)or <u>advised</u> (A)aspartofafuturecompleteapplication submission.

a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

List of Studies and Plans Reviewed:

- **Site Plan LAPLANTE POULTRY FARMS LTD**, Drawing No.: C01, prepared by J.L. Richards, dated February 16th, 2024.
- **Zoning Confirmation Report** dated September 5th, 2023.
- **Comment Response Letter,** prepared by J.L. Richards & Associates Limited, dated February 16, 2024.
- **Draft Sewage System Design**, prepared by Kollard Associates, dated January 2024.
- **Environmental Impact Statement – Proposed Zoning By-law Amendment and Site Plan Approval – 3043 Dunning Road**, prepared by Gemtec, dated February 14, 2024.
- **Hydrogeological Investigation & Terrain Analysis – Proposed Chicken Processing Facility – Part of Lot 7, Concession 4 (3043 Dunning Road)**, prepared by Gemtec, dated February 13, 2024.

Deficiencies:

1. The Site Plan must include all items listed in the Terms of Reference.
2. For the Zoning Confirmation Report, please list relevant information in the report instead of stating 'see site plan'.
3. The Zoning Confirmation Report must be signed and dated by the author.

Comments:

4. The subject site is designated Agricultural Resource Area by Official Plan Schedule B9. The intent of this designation is to protect prime agricultural lands for long-term use, support diversification of farming operations to increase local

supplyofgoodsandservices,andtoprotectfarmlandfromusesthatwould impedeproductivefarming.

5. AspreviouslymentIoned,theZoningBy -law teamconfirmedtheproposed chickenprocessingplantisconsideredHeavyIndustrialbytheZoningBy -law. I understandtheProvincialPolicyStatementandOfficialPlanmayconsiderthe abattoirasagricultural -relateduse,butourZoningBy -lawclearlydefinestheuse asHeavyIndustrial.ThePPS,OP,andZoningBy -lawaredifferentdocuments and arepermittedtohavedifferent definitions.

6. AZoningBy -lawAmendmentisrequiredtopermittheproposedchicken processingplant.Theapplicantmentionedtheymaypropose a site-specific definitionchangethatwouldrecognizethechickenprocessingplantasan Agricultural-relateduse.Aftertalkingwiththezoningteam,wedonotsupport site-specific definitionchanges asZoningBy -lawAmendmentapplications.

    - Theapplicantmentionedduringthe pre-consultationmeetingthatthe primaryconcernwithconsideringtheuseasHeavyIndustrialisthe parkingrateand applicabilityoftheParklandDedicationBy -law. Tothis regard,theapplicanthastherighttorequestareducedparkingrateas partoftheirapplication. TheapplicantcanalsoaskCityCounciltowaive theparklandrequirementaspartoftherezoningapplication. Ifyou planon askingCityCounciltowaivethe parklandrequirement ,Ire commend consulting the ward Councillorassoonaspossi ble.

7. Theproposedchickenprocessingplantwill generateaconsiderableamountof wastewater. Itisunderstoodthatthe processing wastewaterwillbetransferred acrosspropertylines throughapipe tothesouthtoanapprovedNASMLagoon. TheownerconfirmedthattheNASMLagoonhasalreadybeenappro vedforthe ir Monkton facility andifthisapplicationissuccessful,theywillmodifytheirNASM approvaltoreflectthislocation.

    - Aspartoftherezoningapplication,weneedtoensure thatthereisan approvedNASMfacilitythatcanhandlethevolume ofproposed wastewater. Tothisregard,iftheNASMLagoon approvalisnotchanged beforetherezoningapplication,staffmayrequestaholdingprovision whichwouldbeliftedoncewehaveconfrimationthatthewastewaterwill beprocessedatanapprovedN ASMfacilitywithsufficientcapacity.

8. TheSitePlanshowsseveralturningmovementsanddrive -islesthatcross propertylines .Assuch,easementswillberequired.AftertalkingwiththeSenior Planner,Ibelievetheeasementscanbeobtainedascondition sofapprovalfor theSitePlanControlapplication.

9. TheSitePlancurrentlyshowsturningmovementsextendingpasttheexisting privateapproachentrances intotheculverts.Therearealsoturningmovements throughoutthesitethatextendbeyondthedrive islesintothegrassedarea.

Duringthemeeting,itwasmentionedthatperhapsthewrongtrucksizewas usedtocalculatetheturningradii.Pleaseprovidethecurrentturningradiionthe SitePlanandifnecessary,identifyanymodificationstotheexis tingprivate approachentrancesanddriveisles.

10. Staffstronglyrecommendplantingasmuchtreesaspossible aroundanyparking spotsandthefrontlotline.Thiswillhelpprovidevaluableshade,reducethe urbanheatislandeffect,andprovideappropriat escreeningfromtheroad.

11. SubmissionRequirements – ZoningBy -lawAmendment

    - A **PlanningRationale** isrequiredandshouldclearlydetailtheproposed newzoningdetails aswellascompliancewiththePPS,OP,andanyother relavantprovinicialdocuments.

    - A **Survey** isrequiredandmustshowthenecessaryRight -of-Way protection.

    - A **LandscapePlan** isrequiredandshouldillustrateadditionaltree plantingsalongthefrontlotlineandanyparkingspotsanddriveisles.

    - A **SitePlan** isrequiredwhichmustinclude allitemslistedintheTermsof Reference.

    - A **ZoningConfirmationReport** isrequired.

12. SubmissionRequirements – SitePlanControl

    - **Survey.**

    - **LandscapePlan.**

    - **SitePlan.**

    - **ZoningConfirmationReport.**

Feelfreetocontact SeanHarrigan , FileLead ,forfollow -upquestions.

UrbanDesign

Comments:

13. I havenoadditionaldesigncomments .

Feel free to contact Christopher Moise, Urban Designer, for follow-up questions.

Engineering

List of Studies and Plans Reviewed:

- **Site Plan**, C01, prepared by J.L. Richards, dated February 18, 2024.
- **Digital Terrain Model**
- **Sewage System Design**, 240054-SD, prepared by Kollaard Associates Inc., dated January 2024.
- **Hydrogeological Investigation & Terrain Analysis**, prepared by GEMTEC Consulting Engineers and Scientists Ltd., dated February 13, 2024.

Deficiencies:

14. A Site Servicing Study was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Zoning By-law Amendment and Site Plan Control applications. This study forms part of the standard requirements for site plan control and zoning bylaw amendment applications, was deemed applicable for this application, and will be required for a complete application submission.

15. A Grading and Drainage Plan was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Site Plan Control Application. This plan forms part of the standard requirements for site plan control applications, was deemed applicable for this application, and will be required for a complete application submission.

16. A Phase One Environmental Assessment or Detailed Resources and Background Review was identified as a required study in the Studies and Plan Identification List but was not provided in the Phase 2 submission package for the Zoning By-law Amendment and Site Plan Control applications. There is a known risk, among any others to be identified by the Qualified Person, regarding the existing above ground fuel storage near the existing well which should be contemplated, among any other potentially contaminating activities occurring on the site and in the area. This study or review forms part of the standard requirements for site plan control and zoning bylaw amendment applications, was deemed applicable for this application, and will be required for a complete application submission. Agriculture is deemed a sensitive type of property use as defined in O.Reg. 153/04 Records of Site Condition – Part XV.1 of the Act.

Comments:

17. Servicing **(Zoning By-lawAmendment&SitePlanControl)**

- ThefollowingelementsshouldbecontemplatedintheSiteServicing Study.Thisisnotmeanttobeanextensivelist ofconcernsbutra therto providehelpscopethereport.T hestudymustmeettherequirementsof therelevantguidelines,standards,higherlevelstudies,etc.tothe satisfactionoftheCity.

    i. Determinationofthewaterusageand discussionofthe demands forthe proposeduse versustheratetestedinthehydrogeological investigation.DatafromMonklandsiteshouldbeincorporated ,

    ii. Discussionofresultsfromthepumpingtestcompletedaspartof theHydrogeologicalinvestigation,

    iii. Determination,calculations,ands upportingrational e for any locationsofsupplementarywaterstorage,

    iv. Determinationofthesepticsystemdesignparameters,preferred location, etc.,

    v. Descriptionofhowsolidandliquidwastesgeneratedfromthe proposedabattoirusewillbehandledonthe site,

    vi. Description/breakdown oftheOMAFRA & NMA approval processes ongoingandapproved,

    vii. NASMpla nforthe sewagelagoon includingdetailsofhowthe lagoonwillbeoperatedandmaintained ,

    viii. ItisanticipatedthatanEnvironmentalComplianceApproval for sewageworks would berequired ,inadditiontotheOMAFRA requirementsstatedinthemeeting, basedontheproposedsewage works beinglocated onproperties ownedby FermeGerald LaplanteetFilsLtee . Thesites are dependentononeanotherto operatefromaservicingperspective. Itisnotedthatthe Monkland poultrypr ocessingfacility has an ECAforbothsewageworksand air& noise.

        1. Discussionofwhethertheapplicationisexemptfroman ECAgiventhestormwatermanagementappearstobe sharedamongstthe3properties,

        2. Discussionofwhethertheapplicationisexemptfroman ECAgiventheheav yindustrialnatureoftheproposeduse,

3. Discussionofwhethertheapplicationisexemptfroman ECAforthestorageofliquidandsolidwastesintermsofthe definitionofsewageworks ,

4. ConfirmationfromtheMECPofthescopeofapprovals requiredgiven theworksproposedon3043Dunningand thoseproposedon 3085and 3105Dunningaspartofthe proposeddevelopment.

ix. Discussionofhowfireprotectionrequirementsaremetgiventhe newproposed changeof useandincreasednumberofemployees . BuildingCode Servicesmustbecontactedtoconfirm required scopeof workinadditionto requirementsof DevelopmentReview ,

x. Discussionoftheproposedworkandtheresultingincreased imperviousnessand effectson surfacerunoff,

xi. Discussionoftherequirementswithr egardstoalterationstothe sitegiventheJulesPotvinMunicipalDrainbeingtheprimary drainage outlet,and

xii. Discussionoftherequirementswithregardstoalterationstothe site and the Beckett's Creek Subwatershed Study area.

18. Grading **(SitePlanContr ol)**

- The DigitalTerrainModel providedtodescribetheexistingdrainagedoes not meet theTermsof Reference tobeconsidereda Grading and DrainageP lan asidentifiedinthePhase1Pre -ApplicationConsultation. Theplanmustbeprepared,signedandstampedby aProfessional Engineer,licensedintheprovinceofOntario. Theplan doesnotmeetthe requirementsoftheGradingandDrainagePlanTermsofReferenceand the minimum requirements described therein.

- Thes copeofdevelopmentremainsunclearfortheapplication . The GradingandDrainagePlanservestodemonstratetheexistingand proposedgradingandservicing forthesite. Thismustbe clarified onthe GradingandDrainagePlan thatis provided aspartofa completesiteplan controlapplication .

i. Proposedeasementsfortheaccessestoandfromthesitetothe otherpropertiesownedbytheapplicant andfamily for

1. driveaisles ,

2. fireroutes , and

3. pipingtotheproposedlagoon .

ii. Proposedsepticsyste m,

iii. Proposed parkinglotexpansion(extents notdefined ,dependenton zoning),

iv. Driveaislesexpansion/widening(extents notdefined),

v. Privateapproachwideningwithnewculvert(extentsnotdefined),

vi. Relocatedabovegroundoilstoragetanks basedon recommendationsoftheHydrogeologicalreport .N ational Farm Building Code notes fuelstorageshouldbeaminimumof12 metersfrompropertylines , otheroccupancies and suchadditional distancefrombuildingsshallbeprovidedaswillensuretha tany vehicle,equipmentorcontainerbeingfilleddirectlyfromsuchtank willbenotlessthan12mfromanybuildingorpropertyline ,

vii. Locationofbollardssurroundingthewellbasedon recommendationsoftheHydrogeologicalreport,

viii. On-sitesnowandsal tstorageareas(maximizingdistancetosupply well(s)),

ix. Liquidandsolidwastestoragefacilities ,storage,piping,etc.on 3043,3085and3105Dunninggiventhedependentnatureofthe servicingoftheproposal , and

x. On-sitefireretentionstorage (asdeterminedthroughconsultation withBuildingCodeServices) .

19. Hydrogeology **(ZoningBy -lawAmendment&SitePlanControl)**

- Insection6.4,howdoesthe maximumwellyieldcomparetothe anticipatedwaterdemandsoftheproposeduse? Section7.3 ofthereport providedthewaterdemand fromLPF L,butdoesnotprovide supplementaryinformationonhowthedemandwasderived. Reference canbeprovidedtotheSiteServicingStudytobecompleted.

- Insection6.4.1,theduration(20 minutes asnotedin6.6.1)until95% recoverywas achievedfollowingthepumpingtest shouldbeaddedfor clarity.

- Insection6.7,itwas notedthatmitigativemeasuressuchasextendingthe welldepth,drillingasecondsupplywell,orutilizingstorageasoption s to address longtermyield concernswith theassociateddrawdown .Please expandthediscussion inthe reporting inregardsto howitwas assessed thatth e drawdown associatedwiththeproposeduse willnot affect the supplyofnearby groundwaterusers . Thequestionofwhether 15meters

ofdrawdownovera20 -yearperiod is appropriate shouldbecontemplated andlaidoutinthereporting.

- InAppendixJ,thePotentialforSurficialSettlementdocumentidentifies a riskforsettlementandimpactontheexisti ngstructureadjacenttothe supplywell. Itseemsappropriate,giventheriskidentified,thatthe proponentcompletethenecessary geotechnicalassessment toassess theriskbasedontheproposedgroundwaterextraction andthesite conditions. Contemplations hould bemadewithregardsto thepumping rate andwhetherareductioninthe maximumrate or mitigativemeasures beinplace toensureimpactstothestructureare acceptable.

Feelfreetocontact TravisSmith ,Inf rastructureProjectManager,forfollow -up questions.

Hydrogeological

ThefollowingReporthasbeenreviewed:

HydrogeologicalInvestigationandTerrainAnalysis

ProposedChickenProcessingFacility

3043DunningRoad,Ottawa,Ontario

PreparedbyGEMTECConsultingEngineersandScientistsLimited (GEMTEC),anddatedFebruary13,2024

TheReportwaspreparedtosupportazoningby -lawamendmentandsiteplan applicationforaproposedchickenprocessingplant,locatedat 3043DunningRoadin Ottawa,Ontario,ownedbyLaplantePoultryFarmsLimited(LPF).TheReportwas reviewedtoconfirmsufficientwaterqualityandquantitycanbeobtainedfromanonsite well,toconfirmacceptableimpactsfromtheproposedonsiteseptic systems,andto confirmacceptableimpactsfromtheonsiteactivityincludingpumpingatthewell,asper applicable Provincial regulations and guidelines, including the “City of Ottawa Hydrogeological and Terrain Analysis Guidelines” (HGTA, March 2021) andOntario DrinkingWaterStandards,ObjectivesandGuidelines(ODWS,June2006).Inmy review,considerationhasbeengiventoatechnicalconsultationmeetingconductedon March25,2024,betweentheCityofOttawa,theownerandtheconsultant(technica l meeting).

Insummary,additionalinformationandassessmentarerequiredbeforethereport meetsProvincialandCityGuidelinerequirements. Detailsareprovidedbelow.

Deficiencies:

WaterQuantityandQualityAssessment :

20. An existingonsitewell(TW1)wasusedtoevaluatewaterquantityandquality suitability,withsupportinginformationfromavailablewellrecords,homeowner interviewsandgeologicalmappingusedtocharacterizesoilsforasepticimpact assessment.Abovegr oundoilstoragetanks(ASTs)arereportedlylocatedwithin 15mdistancefromtheTW1andGEMTECreportedincludesarecommendation torelocatetheASTstocomplywithseparationdistancesspecifiedinO.Reg. 903.Twoonsitemonitoringclusters(shallow 24-1Sand24 -2Sanddeep24 -1D and24 -2D)inadditiontoawatersupplywellatanadjacentpropertyownedby LPF,wereutilizedtomonitortheaquiferresponseduringthepumpingtest.

    Thereportincludesarecommendationtopotentiallyinstallanotherw elltomeet theultimatedemand.Asdiscussedinthetechnicalmeetinghowever,itis understoodthatTW1willbetheonlywellutilized,withnointentiontoinstall anotherwell.Anupdatedreportisrequiredtoexplicitlystateifthecurrentwell will besufficienttomeettheultimatedemand,otherwise,asecondwellmustbe establishedandtested.

21. *WaterQuantity* :ApumptestwascompletedatTW1onJanuary25 th and26 th, 2024,withamaximumdrawdownofabout10mand95%recoveryafter20min ofpum pingterminationreported.Adrawdownofabout0.7m,recoveringto86% after15hrsfollowingpumpterminationwasnotedat24 -1Dand24 -2D.No responsewasnotedinthe24 -1Sand24 -2Smonitors.Along -termTW1well yieldanalysisisprovidedinsection 6.7atpages23 -24ofthereport,with concernsforthelong -termsustainabilityofthewatersupply.Theavailabilityand thelong -termsustainabilityofthewatersupplyshouldbedemonstratedbefore approvalisgranted(seespecificrequirementsbelow). Further,thecalculated 153,750L/daydemandrateisgreaterthan50,000L/dayprovincialthreshold.A permittotakewater(PTTW)fromMECPisrequiredandshouldbeobtainedprior tothesiteplanapproval.

22. Asdiscussedinthetechnicalmeeting,thepu mptestwasnotconductedatthe correctratetoprovidesufficientwatersupplyforthetotaldemandof153,750 L/day if the well is used during typical ‘working hours’ (i.e., 8 or 10 hours per day).Further,thedriller(steptest)noted172L/ministhe wellcapacity,which

wouldrequireabout15hrs/dayofpumpinginordertomeetthetotaldaily demand.Thus,anupdatedreportmustincludeadiscussionwithregards operations,ifanadditionalwellinstallationandtestingisnotelectedasasolution tomeetthedemand.Thediscussionshouldinclude,forexample,detailsabout howandwherewillthewaterstoragebehandled.Ifanadditionalwellisrequired tomeetthedemand,thewellneedstobedrilledandtestedforqualityand quantityaccordingl y. Inaddition,theimpactonneighboringwellsneedstobe assessedifahighrateisneededtomeetthedailydemand;apumptestshould bedesignedtoassessthepotentialimpact.

23. *WaterQuality* :Watersampleswеretakenduringthepumptest,andwater quality isassessedonsection6.5atpages19 -21ofthereport.Waterqualitymeetsthe OntarioDrinkingWaterQualityObjectives,StandardsandGuidelines(ODWS) forallparameterexcepthardnessconcentrationof345to340mg/L,exceeding the80o100 (OG)andiron0.5mg/Lconcentrationreportedabovethe ODWS (AO)of0.3mg/LbutwithintheMCCRTtreatablelimitof5.0mg/L.Thereport recommendstreatmentforhardnessandiron,withabypassofthewater softenerfordrinkingwatersuggested.Thesod iumconcentrationswerebelow theaestheticexceedance,andabovethe20mg/Lhealth -relatedreportinglimit. ThereportincludesarecommendationtoinformOttawaPublicHealth(OPH) aboutthesodiumconcentration.Colorvalueswere 73and26ACUinthew ater samplescollectedafter9and18hrsofpumping,respectively,abovetheODWS guidelines,attributedtobelikelyduetooxidizationofmetalsinthesamples duringcollectionandtransport.Thefieldcolourmeasuredwas2TCU.Turbidity valuewasabo vetheODWSatboththefieldandthesamplecollectedafter9 hoursofpumpingbutdecreasedbelowODWSafter18hoursofpumpinginboth thelaboratoryandthefieldmeasurement.

24. Thetotalcoliforms,E.coliwerenon -detectatbothwatersamplescollect ed duringthepumpingtest.However,apreliminarywatersamplecollectedfroma pressuretankbypasshasshowntotalcoliformcountof48CFU/100mL, attributedbytheconsultanttothesamplinglocationwithincentimetersofthe floor.Itisnotclearwhy thepreliminarywatersamplewascollectedfromthe pressuretankbypass,sinceitisexpectedtoexhibitexceedancesandisnot requiredaspartofthegroundwatersamplinganalysis. Wewillacceptthewater qualitydatacollectedduringthepumpingtest .

CumulativeImpactAssessment :

25. Anassessmentofpotentialinterferencewithneighboringdrinkingwaterwellsis providedonsection7.3atpage26ofthereport.Adrawdownof0.7misreported

atthedeepmonitors(24 -1Dand24 -2D)located150mfrom TW1,recoveredto 86%after15hrsfollowingpumpterminationanditisunclearif therecovery, reportedasupto0.2m,fallswithinthenaturalbackgroundfluctuations.Fromthe technicalconsultationmeeting,itisunderstoodthatbackgroundwaterlev el informationwascollectedandwillbeexpandedinthenextsubmission. The nearesthomeownerwellonDunningRoadislocatedatarelativelycomparable distanceofabout200mfromTW1.Itisunderstoodthatacumulativeimpact assessmentwillbeconduc tedforwhichagroundwatermonitoringprogram, contingencyplanandmitigationmeasureswillbeprovidedtoMECPaspartof thePTTWapplication.Acopyofthecumulativeimpactassessment,groundwater monitoringprogram,contingencyplanandmitigationm easuresshouldbe provided for the City's review and records at an earlier stage of the application. Theassessmentshouldconsiderfrequencyandthemagnitudeoftheimpact (i.e.,thepotentialforthedailydrawdownexpectedtooccurinthedailypumping operations,andthemagnitudeofthedailydrawdowninrelationtopotentialwater quantityconcernsfornearbywellusers).

<u>SepticImpactsAssessment</u> :

26. Itisunderstoodthatprocessingwatersfromtheproposedfacilitywillbetakento anapprovedoffsi tereceiver,identifiedasa lagoonlocatedjustoutofthe propertyboundary,andthustheonsitesepticsystemflowwillonlyinclude wastewaterfromemployeewashrooms.

27. *<u>Hydrogeologicalsensitivity</u>* :Sufficientsupportandprofessionalopinionare providedthatthesiteisnothydrogeologicallysensitive.

28. *<u>SepticImpactAssessment</u>* : Assessmentofpotentialimpactfromtheseptic systemisprovidedonpages10to15ofthereport.Theclayoverburdenis interpretedbytheconsultanttobeanisolationlayer fortheunderlyingwater supplyaquifer,withenoughsupportingevidenceprovidedinthereport.Table2.1 identifies8overburdenwellswithin500mofthesite.Thereport,however, identifiesthatnodugwellslocatedwithin200mofthesite.Thiswas further confirmedinthetechnicalmeetingconductedinMarch25,2024.Theupdated reportshouldincludeadiscussionoftheidentified8overburdenwells(well recordstobeincluded)tosupporttheisolationargument.

29. *<u>Processingwastewater:</u>* Itisunder stoodthatwastewaterwillbetakenoffsitetoa nearbylagoon,asNASM,underanexistingOMAFRAapproval.Itisunclearif

MECPisinvolvedintheregulationofthelagoon.Theupdatedreportshould discussapprovaldetailsofthewastewater,thelogisti csofthewastewater storageandtransportation(i.e.,temporarilystoredonsite,pipeconnection, lagoon capacity for daily wastewater…etc.), and the associated aquifer protection measures (i.e.,capacityoflagoongiventhedailyvolumeofwastewater, operationaldetailsoftransportationofwastewaterfromthelagoontomaintain daily capacity…etc.).

Additionalnotes :

- An updateofthemisplacedlabels24 -02Sand24 -01DinTable6.3isrequired.
- Section8.1recommendsthatbollardstobeplacedtoprotectthewellifthere isariskofvehiculardamage.Thesitedevelopmentplanshouldbefinalizedat thesiteplanapplica tionandtheneedforbollardsshouldbeidentifiedand finalized.
- Section8.1furtherrecommendsdecommissioninganywellonsitethatwillnot beusedinthefuture.Theupdatedreportshouldclearlystatetheplanforall wellsatthesite,includingthe monitoringwells,inrelationtothepossiblelong - termmonitoringprogram.Anyonsitewellsthatarenotgoingtobeusedfor watersupplyand/orformonitoringpurposes,shouldbedecommissioned accordingtowellregulations.
- Iftheyareplanningtoinstallabackupsupplywellasrecommendedinthe report,theyshouldindicatethelocationofthebackupsupplywellonallplans andconfirmtha tallrequiredseparationdistancescanbemet. Theydonot needtotestthebackupsupplywell,buttheystillneedtosupportthatthe proposedwellyieldcanbemetfromtheexistingwell(s)onsite,asdiscussedin theothercommentsinmyreview.

Anupdatedreportshould besubmittedtoincludeallrequireddata,analyses,and conclusions.

Feelfreetocontact ObaiMohammed , Hydrogeologist,forfollow -upquestions .

Transportation

Comments:

30. Showalldetailsoftheroadsabuttingthesite;includesuchitemsaspavement markings,accesses,etc.

31. The turning movement diagrams identified on the site plan show that the existing access is not functional as vehicles movements travel through the ditches on either side of the access. Confirm design vehicle is appropriate. Submit turning movement diagram as a separate plan.

32. Should revisions be required to the site access due to accommodating turning movements, ensure site access meets the City's Private Approach Bylaw.

33. Internal turning movements show vehicles traveling off the driveway paths. Confirm design vehicle is appropriate. Submit turning movement diagram as a separate plan.

34. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, pedestrian pathways, etc.)

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment

List of Studies and Plans Reviewed:

- **Environmental Impact Statement**, prepared by Gemtec, dated February 14, 2024.
- **Site Plan**, prepared by JL Richards, undated.
- **Draft Sewage System Design**, prepared by Kollard Associates, dated January 2024

Deficiencies:

35. A single EIS was submitted for both the Zoning Bylaw Amendment and Site Plan Control applications. While this document contains sufficient information on the ZBLA application, it did not have enough detail on the Site Plan application. A revised version, containing more information on the site plan stage should be submitted.

36. The 'drainage ditches' on site have not received a thorough enough analysis. It is recognized that the conservation authority does not consider these features to be a full watercourse, but they nevertheless do contribute to the ecological function of the recognized watercourse on site, the Jules Potvin Drain. More information on these 'ditches' is necessary.

    Compensation plantings, especially on the south side of these features, would be useful in providing habitat, reducing heat, and preventing pollution from entering

theseditchesand,therefore,thedrain. Thesecompensationplantings wouldbe anacceptable substituteforamoredetailedHeadwatersDrainageFeatures Assessment,asthe mostlikelymitigationrecommendedfromthisreportwould becompensationplantingsanyway.

37. TheJulesPotvinDrainisarecognizedwatercourse.Thecurrentdriveaislesat the backofthesitearewithintherequired30msetback.Currently,theCityisnot requestingtherelocationofthesefeatures,butcompensation plantings between thedriveaislesandthedrainarerequiredinordertohelpreducetheimpacts operationsare having,andwillhave,onthisfeature.

38. Additionaltreeplantings,similartowhatexistsonthewestendofthesite,would beencouragedonothersectionsofthesiteaswell.TheCityprefersthatalltree plantingsbeofanativeandnon -invasivespecies.

Feel freetocontact SamiRehman (orifhe is notavailable,MarkElliott) ,Environmental Planner,forfollow -upquestions.

Forestry
Comments:

39. LandscapePlan(LP) onlyrequiredifnewtreesareproposed . **LandscapePlan TermsofReferencemustbeadheredto:**

    (https://documents.ottawa.ca/sites/documents/files/landscape_tor_en.pdf). Formoreinformationontheserequirementspleasecontact hayley.murray@ottawa.ca

    - Please ensure any retained trees are shown on the LP
    - Minimum Setbacks
        i. Maintain1.5mfromsidewalkorMUP/cycletrackorwaterservice laterals.
        ii. Maintain 2.5m from curb
        iii. Coniferousspeciesrequireaminimum4.5msetbackfromcurb, sidewalk, or MUP/cycle track/pathway.
        iv. Maintain7.5mbetween largegrowingtrees,and4mbetweensmall growingtrees.Parkoropenspaceplantingshouldconsider10m spacing,exceptwhereotherwiseapprovedinnaturalization/ afforestation areas.

v. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when planting around overhead primary conductors.

40. Tree specifications

- Minimumstocksize:50mmtreecaliperfordeciduous,200cmheightfor coniferous.
- Maximizetheuseoflargedeciduousspecieswhereverpossibleto maximizefuturecanopy coverage.
- TreeplantingoncitypropertyshallbeinaccordancewiththeCityof Ottawa's Tree Planting Specification; and if possible, include watering and warranty as described in the specification.
- Norootbarriers,dead -mananchorsystems,or planters are permitted.
- Notreestakesunlessnecessary(andonly1ontheprevailingwindsside of the tree)

41. Hard surface planting

- If there are hard surface plantings, a planting detail must be provided.
- Curbstyleplanteris highly recommended.
- Nogratesaretobeusedandifguardsarerequired,CityofOttawa standard (which can be provided) shall be used.
- Trees are to be planted at grade.
- SoilVolume - Please demonstrate as per the Landscape Plan Terms of Referencethattheavailablesoilvolumesfornewplantingswillmeetor exceed the minimum soil volumes requested

42. SensitiveMarineClay - Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines.

43. Thecityrequeststhatconsidera tionbegiventoplantingnativespecieswherever there is a high probability of survival to maturity.

44. Effortsshallbemadetoprovideasmuchfuturecanopycoveraspossibleata sitelevel,throughtreeplantingandtreeretention.TheLandscapePlanshall

show/documentthattheproposedtreeplantingandretentionwillcontributeto the City's overall canopycoverovertime.Pleaseprovideaprojectionofthe future canopy cover for the site to 40 years.

Feel freetocontact HayleyMurray ,Forester,forfollow -upquestions.

Parkland

Comments:

45. Theamountofparklanddedicationrequiredistobecalcu latedaspertheCityof OttawaParklandDedicationBy -lawNo. 2022-280.

46. Theproposalpresentedatthepre -consultationmeetingincludedachangefrom agricultureuse/agricultural -relatedusestoheavyindustrialuseasdefinedinthe ZoningBy -law.The conveyanceofparklandrequirementforanindustrial developmentis2%ofthegrosslandarea.

47. Pleasenotethattheparkcommentsarepreliminaryandwillbefinalized(and subjecttochange)uponreceiptofthedevelopmentapplicationand any requestedsu pportingdocumentation.Additionally,iftheproposedlanduse changes,thentheparklanddedicationrequirement will bere -evaluated accordingly.

48. Parks&FacilitiesPlanning(PFP)willberequesting **cash-in-lieuofconveyance ofparkland** forparklanddedicationinaccordancewiththeParklandDedication By-lawNO.2022 -280.

49. OtherParklandDedicationBy -lawsectionsthatmayberelevanttothis application:

    - Section3 – Requirementforparklanddedication

        4. Exceptasotherwiseidentifiedhere in,onlyCouncilhasthe authoritytowaivetheparklanddedicationrequirementsfor developmentorredevelopmentascalculatedpursuanttothe provisionsherein.

    - Section11(2)oftheParklandDedicationBy -law states that "No conveyanceoflandorpaymen tofcash -in-lieuunderthisby -lawis requiredinthecaseofdevelopmentorredevelopmentof:

j. agriculturaluseandagricultural -relatedusesasdefinedinthe ZoningBy -law”

Feelfreetocontact WarrenBedford ,ParksPlanner,forfollow -up questions.

ConservationAuthority

50. RideauV alleyConservationAuthoritydidnotprovidecommentsaspartofth is pre-consultation.Theywillbe circulatedonfuturepre -consultations,withthe applicant’spermission ,and theformalrezoningandSitePla n Control applications. Citystaffstronglyrecommendcontactingthe RVCAforany commentsthey mayhave .

Shouldtherebeanyquestions,pleasedo nothesitatetocontactmyselforthecontact identifiedfortheaboveareas/disciplines.

YoursTruly,
SeanHarrigan

c.c. Jeffrey Ostafichuk
TravisSmith
KevinHall
ObaiMo hammed
ChristopherMoise
HayleyMurray
Urbandesign@ottawa.ca
WarrenBedford
MarkElliot
SamiR ehman
JosianeGervais
JasdeepBrar

Appendix E

Stormwater Management
Calculations

3043 DUNNING ROAD

Pre and Post-development Peak Flow Calculations

Guidance on Approach to Estimate Peak Flow Calculations

1 Peak flows shall be estimated based on a 1:2 year and 1:100 year IDF and based on a C-Factor = 0.5.
2 Time of Concentration (Tc) is assumed to be 10 minutes.

To Dunning Rd Ditch

Pre-Development Area Breakdown:

Type of Area	Area (m^2)	C-Factor
Road Ditch	630	0.26
Total =	630	0.26

Time of Concentration (existing):

Tc = 10.00 mins

$Intensity_{(2yr)}$ =	76.81 mm/hr
$Intensity_{(100yr)}$ =	178.56 mm/hr

Existing Peak Flow Calculations

$Q2_{yr} = 2.78CAI$
$Q2_{yr} = (2.78) \times (0.26) \times (0.063\ ha) \times (76.81\ mm/hr)$
$Q2_{yr}$ = 3.5 L/s

$Q100_{yr} = 2.78CAI$
$Q100_{yr} = (2.78) \times (0.27) \times (0.063\ ha) \times (178.56\ mm/hr)$
$Q100_{yr}$ = 8.1 L/s

Post-Development Area Breakdown:

Type of Area	Area (m^2)	C-Factor
Road Ditch	630	0.27
Total =	630	0.27

Time of Concentration (proposed):

Tc = 10.00 mins

$Intensity_{(2yr)}$ =	76.81 mm/hr
$Intensity_{(100yr)}$ =	178.56 mm/hr

Peak Flow Calculations

$Q2_{yr} = 2.78CAI$
$Q2_{yr} = (2.78) \times (0.26) \times (0.063\ ha) \times (76.81\ mm/hr)$
$Q2_{yr}$ = 3.6 L/s

$Q100_{yr} = 2.78CAI$
$Q100_{yr} = (2.78) \times (0.27) \times (0.063\ ha) \times (178.56\ mm/hr)$
$Q100_{yr}$ = 8.4 L/s

To Jules Potvin Municipal Drain

Pre-Development Area Breakdown:

Type of Area	Area (m^2)	C-Factor
South Ditch	3336	0.25
North Ditch	7026	0.35
South Ditch 2	4580	0.41
Municipal Drain	1462	0.30
Total =	16404	0.34

Time of Concentration (existing):

Tc = 10.00 mins

$Intensity_{(2yr)}$ =	76.81 mm/hr
$Intensity_{(100yr)}$ =	178.56 mm/hr

Existing Peak Flow Calculations

$Q2_{yr} = 2.78CAI$
$Q2_{yr} = (2.78) \times (0.34) \times (1.64\ ha) \times (76.81\ mm/hr)$
$Q2_{yr}$ = 119.8 L/s

$Q100_{yr} = 2.78CAI$
$Q100_{yr} = (2.78) \times (0.25) \times (0.3336\ ha) \times (178.56\ mm/hr)$
$Q100_{yr}$ = 278.5 L/s

Post-Development Area Breakdown:

Type of Area	Area (m^2)	C-Factor
South Ditch	3336	0.25
North Ditch	7026	0.35
South Ditch 2	4580	0.41
Municipal Drain	1462	0.30
Total =	16404	0.34

Time of Concentration (proposed):

Tc = 10.00 mins

$Intensity_{(2yr)}$ =	76.81 mm/hr
$Intensity_{(100yr)}$ =	178.56 mm/hr

Peak Flow Calculations

$Q2_{yr} = 2.78CAI$
$Q2_{yr} = (2.78) \times (0.34) \times (1.64\ ha) \times (76.81\ mm/hr)$
$Q2_{yr}$ = 119.8 L/s

$Q100_{yr} = 2.78CAI$
$Q100_{yr} = (2.78) \times (0.25) \times (0.3336\ ha) \times (178.56\ mm/hr)$
$Q100_{yr}$ = 278.5 L/s

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